133.0	0009	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,029,900 / 1,029,900
					USE VALUE:	1,029,900 / 1,029,900
					ASSESSED:	1,029,900 / 1,029,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
113		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DELLA-GIUSTINA MARSHA ANN
Owner 2:	DELLA-GIUSTINA JO-ANN
Owner 3:	
Street 1:	113 GRAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DELLA-GIUSTINA MARSHA ANN -
Owner 2:	-
Street 1:	113 GRAY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,640 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Stucco Exterior and 2146 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8640.000	479,700		550,200	1,029,900
Total Card	0.198	479,700		550,200	1,029,900
Total Parcel	0.198	479,700		550,200	1,029,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 479.92 | /Parcel: 479.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 133.0-0009-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	479,600	0	8,640.	550,200	1,029,800	1,029,800	Year End Roll	12/18/2019
2019	101	FV	358,300	0	8,640.	580,700	939,000	939,000	Year End Roll	1/3/2019
2018	101	FV	358,300	0	8,640.	427,900	786,200	786,200	Year End Roll	12/20/2017
2017	101	FV	358,300	0	8,640.	409,600	767,900	767,900	Year End Roll	1/3/2017
2016	101	FV	358,300	0	8,640.	379,000	737,300	737,300	Year End	1/4/2016
2015	101	FV	349,900	0	8,640.	317,900	667,800	667,800	Year End Roll	12/11/2014
2014	101	FV	349,900	0	8,640.	310,500	660,400	660,400	Year End Roll	12/16/2013
2013	101	FV	349,900	0	8,640.	295,900	645,800	645,800		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DELLA-GIUSTINA	40527-203		8/19/2003	Family	1	No	No		
	13528-20		8/1/1978		74,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/10/2009	Measured	163	PATRIOT
11/10/2000	Hearing Chag	163	PATRIOT
11/23/1999	Mailer Sent		
11/8/1999	Measured	264	PATRIOT
7/21/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8640		Sq. Ft.	Site		0	90.	0.71	10			Ledge	-10					550,151						550,200	

Total AC/HA: 0.19835 | Total SF/SM: 8640 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 550,151 | Spl Credit | Total: 550,200

User Acct

86043

GIS Ref

GIS Ref

Insp Date

02/10/09

!10425!

PRINT

Date	Time
12/11/20	00:43:47

LAST REV

Date	Time
01/25/18	18:26:19

apro

PAT ACCT. 10425

USER DEFINED

Prior Id # 1:	86043
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	5 - Tile		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.13928235
Const Adj.:	1.03009701
Adj $ / SQ:	146.696
Other Features:	117500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	589327
Depreciation:	109615
Depreciated Total:	479712

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

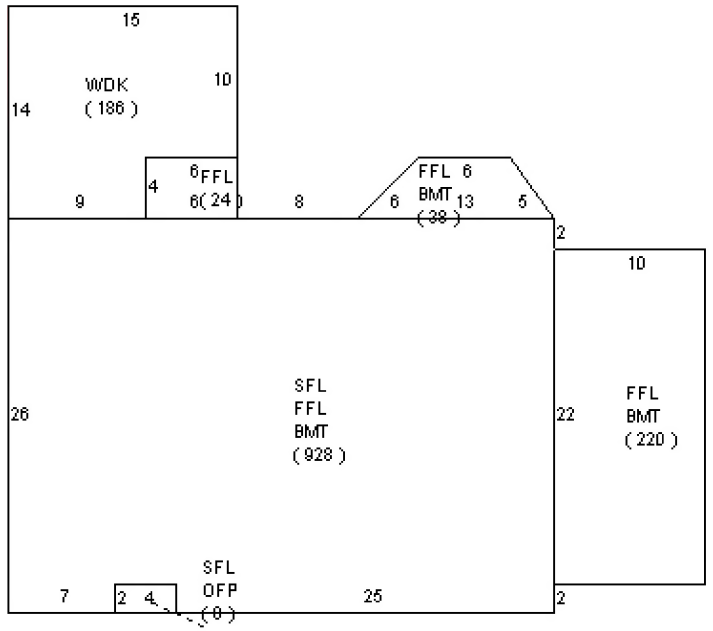
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	177.50
Special Features:	0	Val/Su Net:	136.05
Final Total:	479700	Val/Su SzAd	223.53

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,210	146.700	177,503
BMT	Basement	1,186	44.010	52,195
SFL	Second Floor	936	146.700	137,308
WDK	Deck	186	11.720	2,180
OFP	Open Porch	8	45.320	363

Net Sketched Area:	3,526			Total:	369,549
Size Ad	2146	Gross Are	3526	FinArea	2146

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

133.0-0009-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	